CHARLOTTE

June 27, 2019

RE: **ZONING NOTIFICATION FOR AN ADMINISTRATIVE DEVIATION**
          6329 ROCKWELL BOULEVARD
          TAX PARCEL NUMBER: 043-116-18
          CASE NUMBER: 2019-042 AD

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow an administrative deviation of 0.54 feet from the 50-foot minimum required lot width for properties zoned R-5 (single-family) per Code Section 9.205(1)(d) to reestablish and combine four vacant lots of record into two lots per Code Section 9.205(1)(a)(iv).

The following facts warrant approval of the administrative deviation request:

1. The property is identified as lots 66-69 on Plat Map 6 Book 943, and the lots have never been legally combined.
2. Code Section 9.205(1)(a)(iv) permits legal, previously recorded lots to be reestablished or reconfigured if they meet the development standards in the district in which they are located.
3. The applicant is requesting a deviation of 0.54 feet, which is 6.48 inches, from the 50 foot minimum lot width requirement of Code Section 9.205(1)(d), to combine the four lots into two lots.
4. The lots are shown as being 25 feet in width on the approved Plat Map 6 Book 943, which is the same as the other lots along Rockwell Blvd.
5. Due to an inadvertent error in the creation of the lots, one of the original four lots fell 0.54 feet short of the intended uniform width of 25 feet.
6. The deviation is minor and will not be easily detectable or visible.
7. The requested deviation is within the dimensional measurement allowed by Section 4.107(2) of the Zoning Ordinance.

The administrative deviation approval was granted under Section 4.107 (Delegated Authority) of the City of Charlotte Zoning Ordinance. If any permits are required, please make sure that the annotation of this section is noted on the permit application. Please retain this letter as documentation that the administrative deviation for the encroachment was granted. If I can be of further assistance, please contact me at 704-336-8314.

Sincerely,

Lisa McCarter
Planning Coordinator